

Cleveland Way /
England Coast Path

Star
Disk

Scarborough
Spa

Cliff
Bridge

The Grand
Hotel

St Nicholas
Gardens

South Bay
Beach

RNLI Scarborough
Lifeboat Station

St Mary's
Church

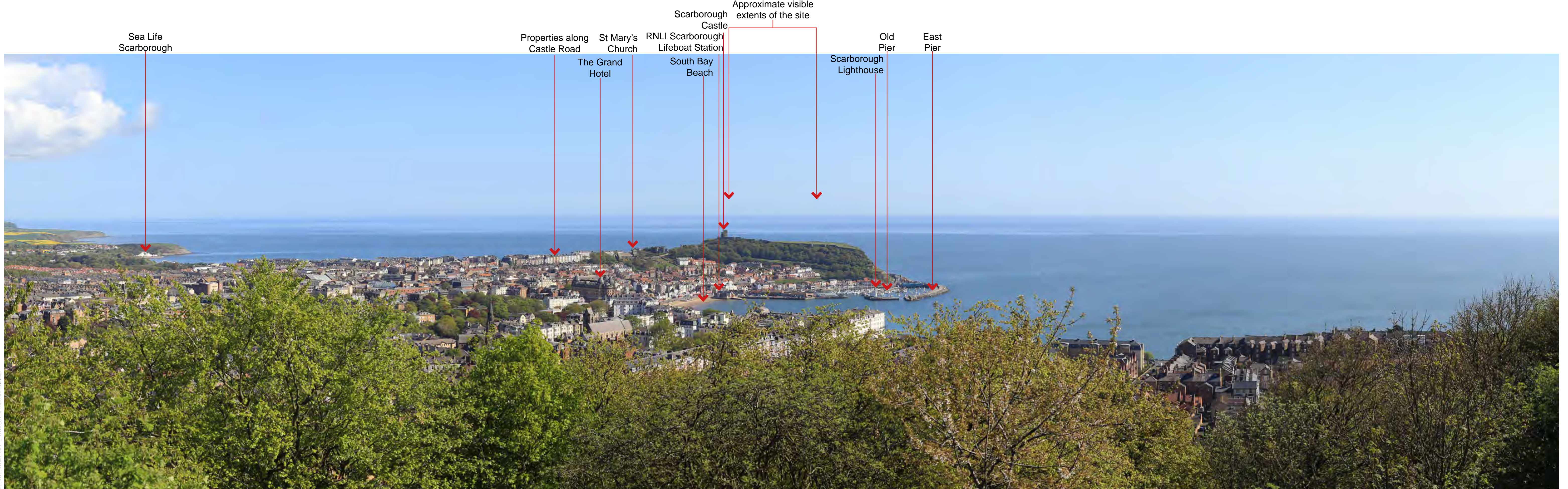
Scarborough
Castle

Scarborough
Lighthouse

East
Pier

Approximate visible
extents of the site

Photo Viewpoint 15: View north from seating along Cleveland Way Long Distance Route / England Coast Path below Wheatcroft Cliff.



Sea Life
Scarborough

Properties along
Castle Road

The Grand
Hotel

St Mary's
Church

RNLI Scarborough
Lifeboat Station

South Bay
Beach

Scarborough
Castle

Scarborough
Lighthouse

Old
Pier

East
Pier

Approximate visible
extents of the site

Photo Viewpoint 16: View north from Olivers Mount War Memorial viewing point off Jackson's Lane.

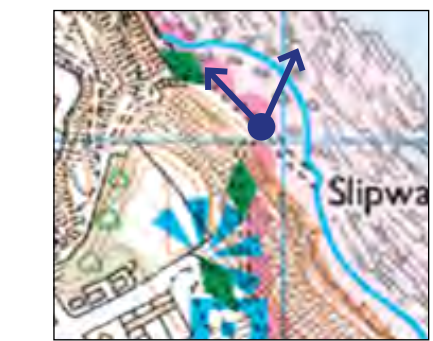


Photo Viewpoint 15
Date & time of photo: 10 May 2023,10:07
Camera make & model, & sensor format:
Canon EOS 6D, FFS
Horizontal Field of View: 87°
Direction of View: 340°, bearing from North

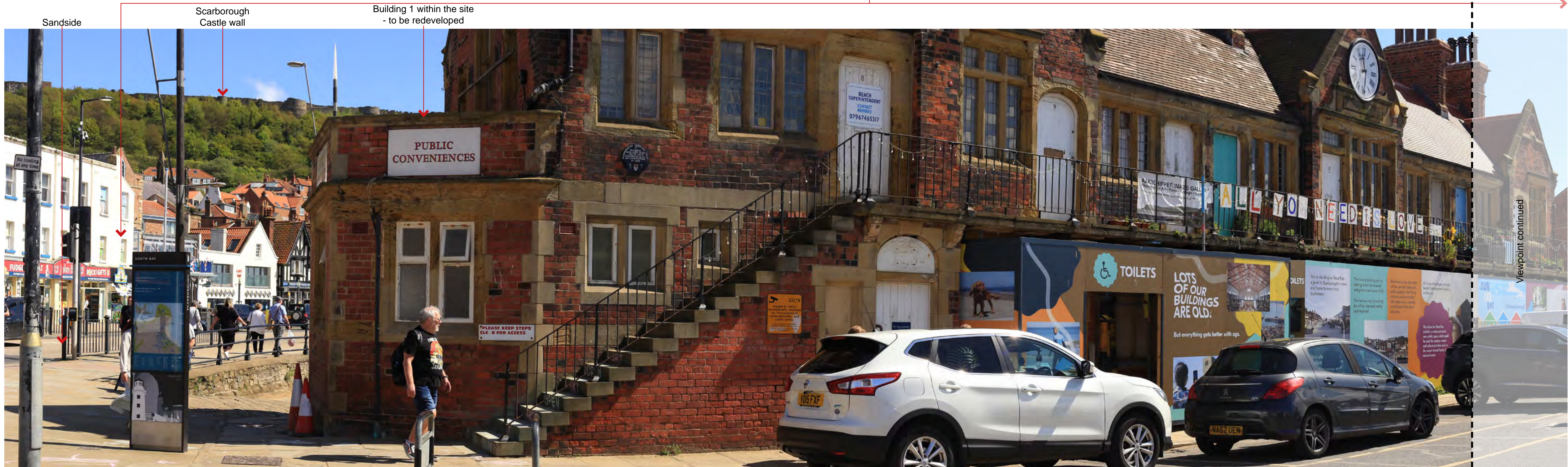


Photo Viewpoint 16
Date & time of photo: 10 May 2023,09:45
Camera make & model, & sensor format:
Canon EOS 6D, FFS
Horizontal Field of View: 87°
Direction of View: 25°, bearing from North

Printing note: To give the correct viewing distance the sheet should be printed at a scale of 1:1 on A1. To be viewed at comfortable arms length.
Visualisation Type: Type 1
Projection: Cylindrical
Enlargement factor: 100%

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Approximate visible extents of the site



Viewpoint continued

Site Photograph Ai: View east from site entrance off Foreshore Road adjacent to Building 6.
Approximate visible extents of the site



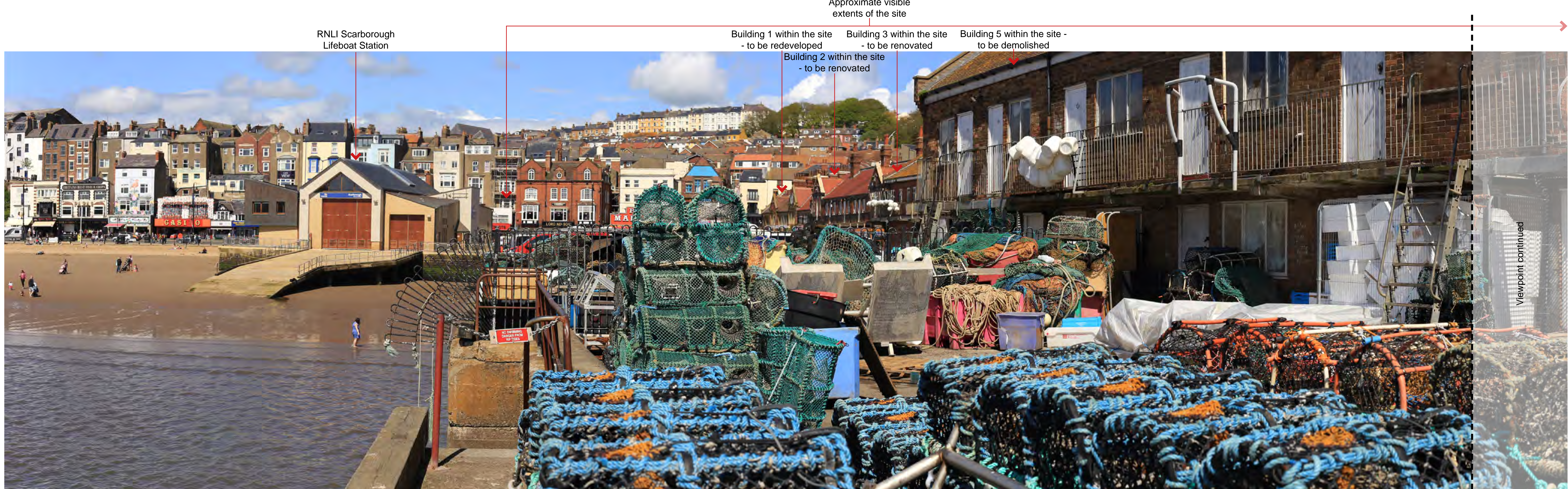
Site Photograph Aii: View south east from site entrance off Foreshore Road adjacent to Building 6.

Site Photograph Ai
Date & time of photo: 10 May 2023, 11:33
Camera make & model, & sensor format:
Canon EOS 6D, FFS
Horizontal Field of View: 87°
Direction of View: 95°, bearing from North

Site Photograph Aii
Date & time of photo: 10 May 2023, 11:33
Camera make & model, & sensor format:
Canon EOS 6D, FFS
Horizontal Field of View: 59°
Direction of View: 145°, bearing from North

Printing note: To give the correct viewing distance the sheet should be printed at a scale of 1:1 on A1. To be viewed at comfortable arms length.
Visualisation Type: Type 1
Projection: Cylindrical
Enlargement factor: 100%

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Site Photograph Bi: View north west from the southern edge of the site adjacent to Building 5. Approximate visible extents of the site



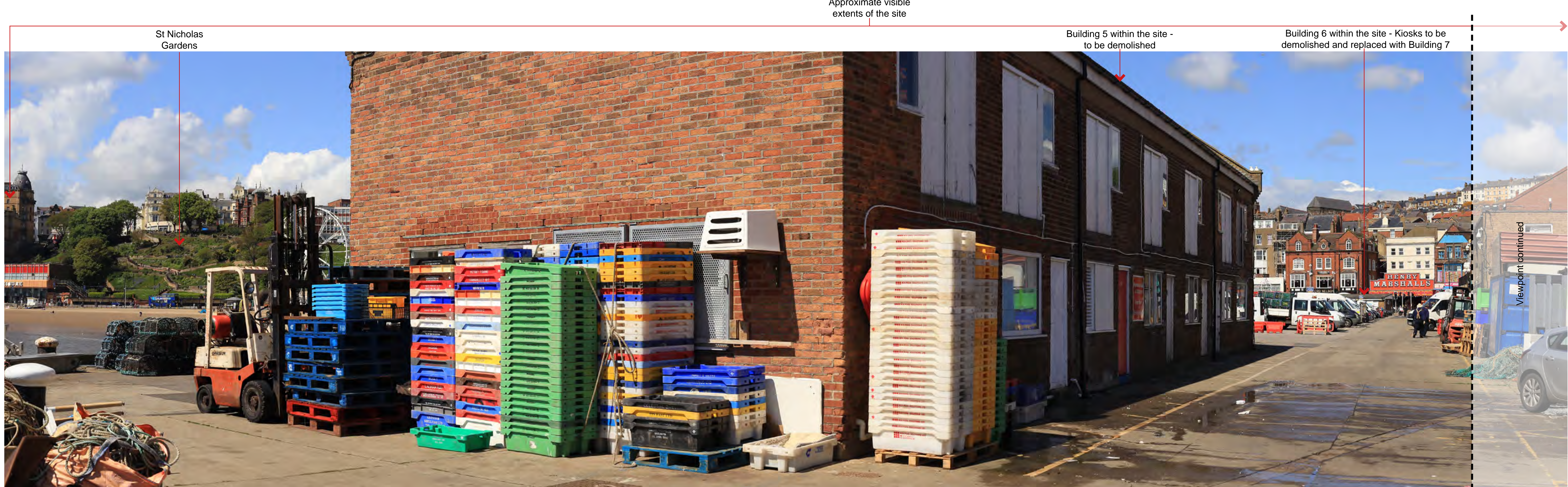
Site Photograph Bii: View north east from the southern edge of the site adjacent to Building 5.

Site Photograph Bi
 Date & time of photo: 10 May 2023, 11:41
 Camera make & model, & sensor format:
 Canon EOS 6D, FFS
 Horizontal Field of View: 87°
 Direction of View: 345°, bearing from North

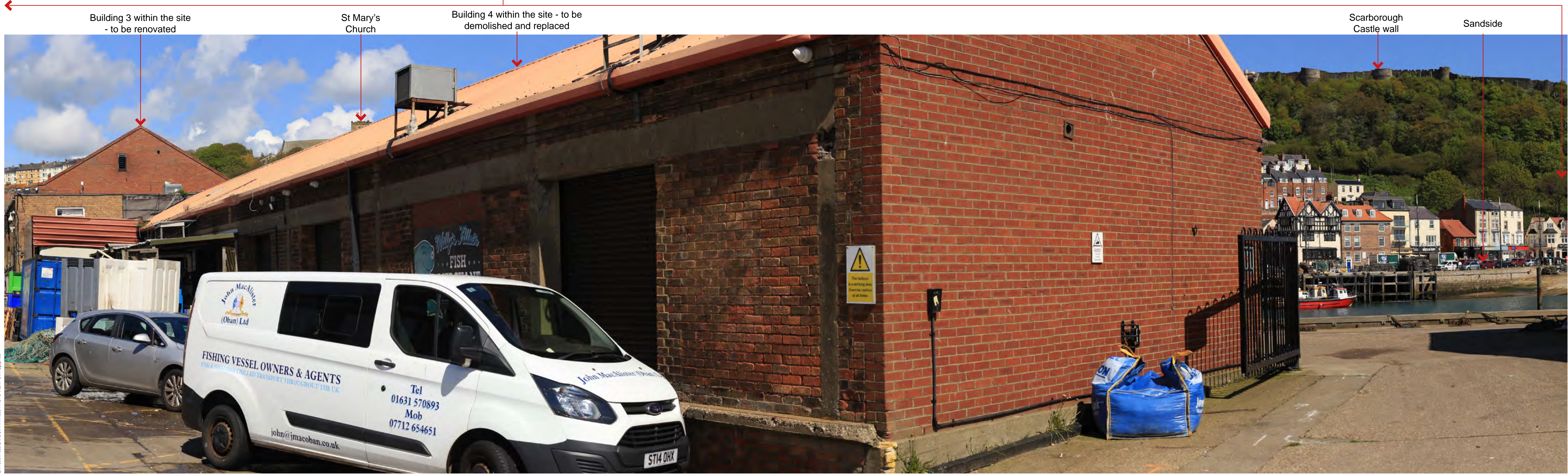
Site Photograph Bii
 Date & time of photo: 10 May 2023, 11:41
 Camera make & model, & sensor format:
 Canon EOS 6D, FFS
 Horizontal Field of View: 87°
 Direction of View: 40°, bearing from North

Printing note: To give the correct viewing distance the sheet should be printed at a scale of 1:1 on A1. To be viewed at comfortable arms length.
 Visualisation Type: Type 1
 Projection: Cylindrical
 Enlargement factor: 100%

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Site Photograph Ci: View north west from the eastern edge of the site between Buildings 4 and 5. Approximate visible extents of the site



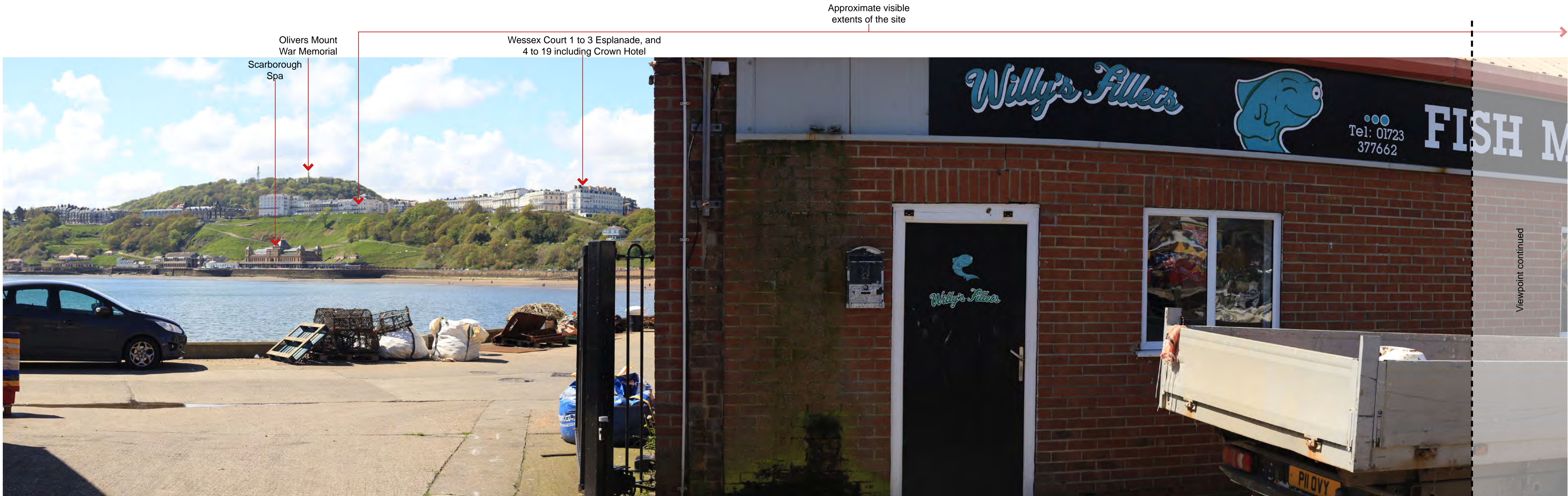
Site Photograph Cii: View north from the eastern edge of the site between Buildings 4 and 5.

Site Photograph Ci
 Date and time of photo: 10 May 2023, 11:40
 Camera make & model, & sensor format:
 Canon EOS 6D, FFS
 Horizontal Field of View: 87°
 Direction of View: 290°, bearing from North

Site Photograph Cii
 Date and time of photo: 10 May 2023, 11:40
 Camera make & model, & sensor format:
 Canon EOS 6D, FFS
 Horizontal Field of View: 87°
 Direction of View: 40°, bearing from North

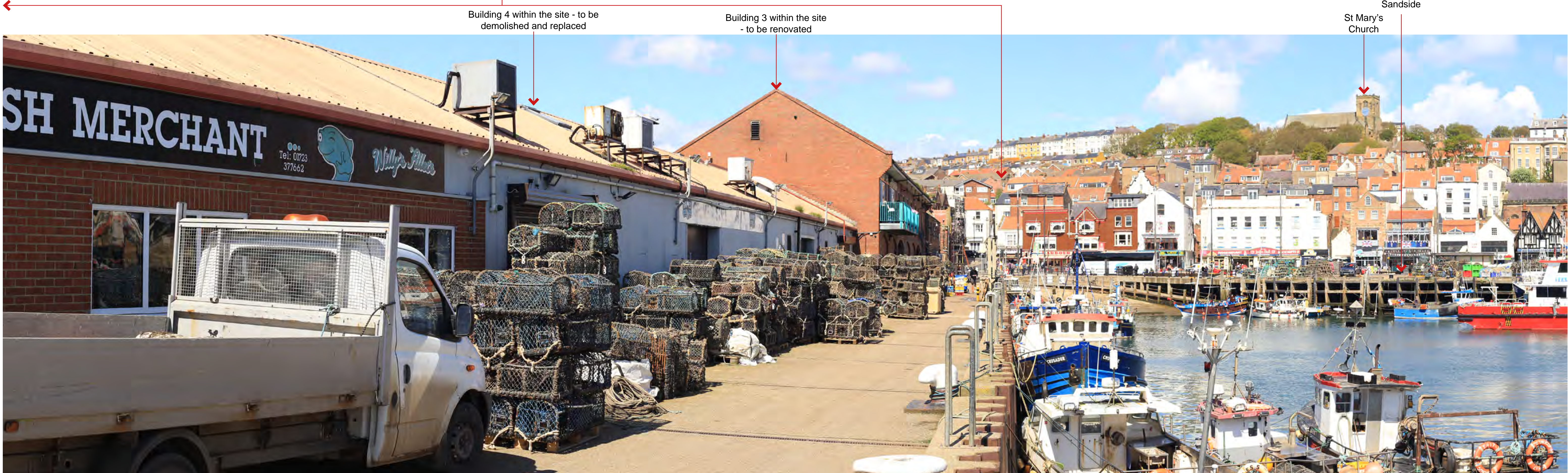
Printing note: To give the correct viewing distance the sheet should be printed at a scale of 1:1 on A1. To be viewed at comfortable arm's length.
 Visualisation Type: Type 1
 Projection: Cylindrical
 Enlargement factor: 100%

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Viewpoint continued

Site Photograph Di: View south west from the eastern corner of the site adjacent to Building 4. Approximate visible extents of the site



Site Photograph Dii: View north west from the eastern corner of the site adjacent to Building 4.



Site Photograph Di
 Date and time of photo: 10 May 2023, 11:42
 Camera make & model, & sensor format:
 Canon EOS 6D, FFS
 Horizontal Field of View: 87°
 Direction of View: 255°, bearing from North



Site Photograph Dii
 Date and time of photo: 10 May 2023, 11:42
 Camera make & model, & sensor format:
 Canon EOS 6D, FFS
 Horizontal Field of View: 87°
 Direction of View: 310°, bearing from North

Printing note: To give the correct viewing distance the sheet should be printed at a scale of 1:1 on A1. To be viewed at comfortable arms length.
 Visualisation Type: Type 1
 Projection: Cylindrical
 Enlargement factor: 100%

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Approximate visible extents of the site

Properties along Castle Road

St Mary's Church

Sandside



Viewpoint continued

Site Photograph Ei: View north from the eastern edge of the site adjacent to Building 4.

Approximate visible extents of the site

Sandside

Old Pier East Pier



Site Photograph Eii: View north east from the eastern edge of the site adjacent to Building 4.



Site Photograph Ei
Date & time of photo: 10 May 2023,11:42
Camera make & model, & sensor format:
Canon EOS 6D, FFS
Horizontal Field of View: 87°
Direction of View: 20°, bearing from North



Site Photograph Eii
Date & time of photo: 10 May 2023,11:42
Camera make & model, & sensor format:
Canon EOS 6D, FFS
Horizontal Field of View: 87°
Direction of View: 75°, bearing from North

Printing note: To give the correct viewing distance the sheet should be printed at a scale of 1:1 on A1. To be viewed at comfortable arms length.

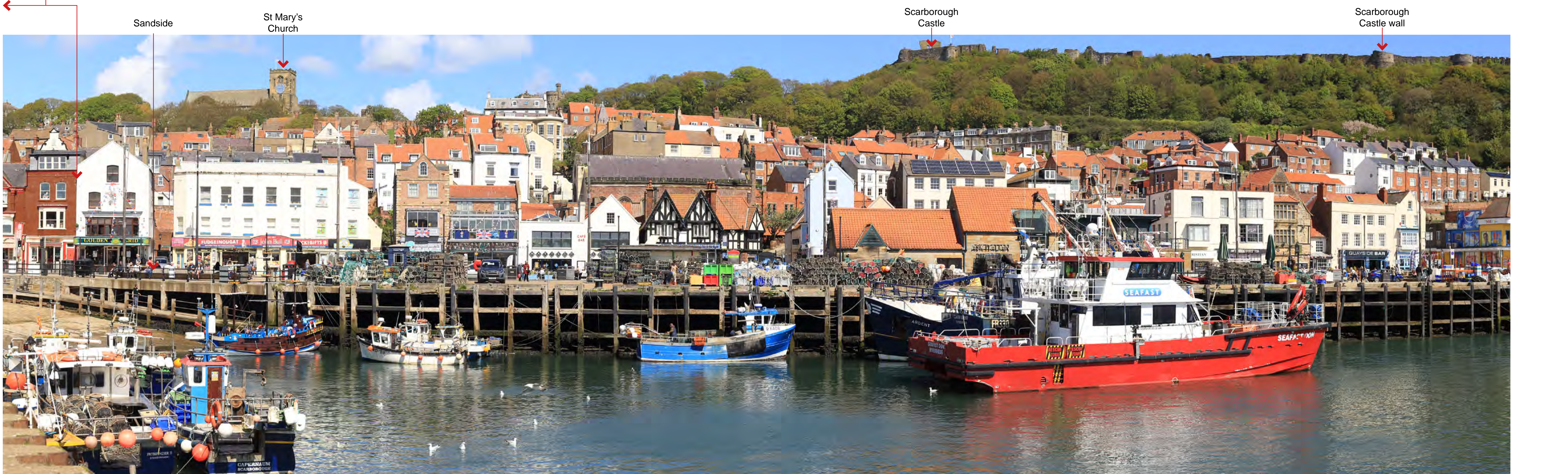
Visualisation Type: Type 1
Projection: Cylindrical
Enlargement factor: 100%

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Viewpoint continued

Site Photograph Fi: View north west from the north eastern edge of the site adjacent to Building 3. Approximate visible extents of the site



Site Photograph Fii: View north east from the north eastern edge of the site adjacent to Building 3.



Site Photograph Fi
 Date & time of photo: 10 May 2023,11:42
 Camera make & model, & sensor format:
 Canon EOS 6D, FFS
 Horizontal Field of View: 87°
 Direction of View: 315°, bearing from North



Site Photograph Fii
 Date & time of photo: 10 May 2023,11:42
 Camera make & model, & sensor format:
 Canon EOS 6D, FFS
 Horizontal Field of View: 87°
 Direction of View: 10°, bearing from North

Printing note: To give the correct viewing distance the sheet should be printed at a scale of 1:1 on A1. To be viewed at comfortable arms length.
 Visualisation Type: Type 1
 Projection: Cylindrical
 Enlargement factor: 100%

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Approximate visible extents of the site

Scarborough Lighthouse
Building 3 within the site - to be renovated
Building 2 within the site - to be renovated



Viewpoint continued

Site Photograph Gi: View south from north eastern edge of the site between Buildings 1 and 2. Approximate visible extents of the site

Cliff Bridge
The Grand Hotel
RNLI Scarborough Lifeboat Station
Building 1 within the site - to be redeveloped



Site Photograph Gii: View south west from north eastern edge of the site between Buildings 1 and 2.

Site Photograph Gi
Date & time of photo: 10 May 2023,11:47
Camera make & model, & sensor format:
Canon EOS 6D, FFS
Horizontal Field of View: 87°
Direction of View: 180°, bearing from North

Site Photograph Gii
Date & time of photo: 10 May 2023,11:47
Camera make & model, & sensor format:
Canon EOS 6D, FFS
Horizontal Field of View: 87°
Direction of View: 235°, bearing from North

Printing note: To give the correct viewing distance the sheet should be printed at a scale of 1:1 on A1. To be viewed at comfortable arms length.
Visualisation Type: Type 1
Projection: Cylindrical
Enlargement factor: 100%

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Appendix A

Townscape and Visual Impact Assessment – Methodology and Assessment Criteria

Introduction

The methodology for the Townscape and Visual Impact Assessment undertaken for the proposed development is detailed in Townscape and Visual Impact Assessment (TVIA). The following information is provided and should be read in conjunction with the overview methodology outlined in the TVIA:

As advised in the Guidelines for Landscape and Visual Impact Assessment (3rd Edition) (GLVIA3), the judgements made in respect of both townscape and visual effects are a combination of an assessment of the sensitivity of the receptor and the magnitude of the townscape or visual effect. The following details the definitions used in assessing sensitivity and magnitude for townscape and visual receptors.

Where it is determined that the assessment falls between or encompasses two of the defined criteria terms, then the judgement will be described as High/ Medium or Moderate/ Minor etc. This indicates that the assessment lies between the respective definitions or encompasses aspects of both.

Townscape

Townscape Sensitivity

Townscape receptors are assessed in terms of their 'Townscape Sensitivity'. This combines judgements on the value to be attached to the townscape and the susceptibility to change of the townscape from the type of change or development proposed. The definition and criteria adopted for these contributory factors is detailed below.

There can be complex relationships between the value attached to townscape receptors and their susceptibility to change which can be especially important when considering change within or close to designated townscapes. For example, an internationally, nationally or locally valued townscape does not automatically or by definition have a high susceptibility to all types of change. The type of change or development proposed may not compromise the specific basis for the value attached to the townscape.

Townscape Value

Value can apply to a townscape area as a whole, or to the individual elements, features and aesthetic or perceptual dimensions which contribute to the character of the townscape. The following criteria have been used to categorise townscape value. Where there is no clear existing evidence on landscape value, an assessment is made based on the criteria/ factors identified below (based on the guidance in GLVIA3 Box 5.1 Page 84).

- Townscape quality (condition)
- Scenic quality
- Rarity
- Representativeness
- Conservation interest
- Recreation value
- Perceptual aspects
- Associations

Townscape Value	Definition
High	Townscape receptors of high importance based upon factors of quality, rarity, representativeness, conservation interest, recreational value, perceptual qualities and associations.
Medium	Townscape receptors of medium importance based upon factors of quality, rarity, representativeness, conservation interest, recreational value, perceptual qualities and associations.
Low	Townscape receptors of low importance based upon factors of quality, rarity, representativeness, conservation interest, recreational value, perceptual qualities and associations.

Townscape Susceptibility to Change

This means the ability of the landscape receptor (overall character type/ area or individual element/ feature) to accommodate the change (i.e., the proposed development without undue consequences for the maintenance of the baseline position and/ or the achievement of landscape planning policies and strategies. The definition and criteria for the assessment of Landscape Susceptibility to Change is as follows:

Townscape Susceptibility to Change	Definition
High	A highly distinctive and cohesive townscape receptor, with positive characteristics and features with no or very few detracting or intrusive elements. Townscape features intact and in very good condition and/ or rare. Limited capacity to accept the type of change/ development proposed.
Medium	Distinctive and more commonplace townscape receptor, with some positive characteristics/ features and some detracting or intrusive elements. Townscape features in moderate condition. Capacity to accept well planned and designed change/ development of the type proposed.
Low	Townscape receptor of mixed character with a lack of coherence and including detracting or intrusive elements. Townscape features that may be in poor or improving condition and few that could not be replaced. Greater capacity to accept the type of change/ development proposed.

Magnitude of Townscape Effects

The magnitude of landscape effects is the degree of change to the townscape receptor in terms of its size or scale of change, the geographical extent of the area influenced and its duration and reversibility. The table below sets out the categories and criteria adopted in respect of the separate considerations of Scale or Size of the Degree of Change and Reversibility. The geographical extent and duration of change are described where relevant in the assessment.

Scale or Size of the Degree of Landscape/Townscape Change

Scale or Size of the Degree of Landscape/Townscape Change	Definition
High	Total loss of or major alteration to key characteristics / features and the introduction of new elements totally uncharacteristic to the receiving townscape. Overall townscape receptor will be fundamentally changed.
Medium	Partial loss of or alteration to one or more key characteristics / features and the introduction of new elements that would be evident but not necessarily uncharacteristic to the receiving townscape. Overall townscape receptor will be obviously changed.
Low	Limited loss of, or alteration to one or more key characteristics/ features and the introduction of new elements evident and/ or characteristic to the receiving townscape. Overall townscape receptor will be perceptibly changed.
Negligible	Very minor alteration to one or more key characteristics/ features and the introduction of new elements characteristic to the receiving townscape. Overall townscape receptor will be minimally changed.
None	No loss or alteration to the key characteristics/ features, representing 'no change'.

Reversibility

Reversibility	Definition
Irreversible	The development would be permanent and the assessment site could not be returned to its current/ former use.
Reversible	The development could be deconstructed/ demolished and the assessment site could be returned to broadly its current/ historic use (although that may be subject to qualification depending on the nature of the development).

Visual

Sensitivity of Visual Receptors

Visual sensitivity assesses each visual receptor in terms of their susceptibility to change in views and visual amenity and also the value attached to particular views. The definition and criteria adopted for these contributory factors is detailed below.

Visual Susceptibility to Change

The susceptibility of different visual receptors to changes in views and visual amenity is mainly a function of; firstly, the occupation or activity of people experiencing the view at particular locations;

and secondly, the extent to which their attention or interest may therefore be focussed on the views and visual amenity they experience.

Visual Susceptibility to Change	Definition
High	Residents at home with primary views from ground floor/garden and upper floors. Public rights of way/ footways where attention is primarily focussed on the townscape and on particular views. Visitors to heritage assets or other attractions whose attention or interest is likely to be focussed on the townscape and/ or on particular views. Communities where views make an important contribution to the townscape setting enjoyed by residents. Travellers on recognised scenic routes.
Medium	Residents at home with secondary views (primarily from first floor level). Public rights of way/ footways where attention is not primarily focussed on the townscape and/ or particular views. Travellers on road, rail or other transport routes.
Low	Users of outdoor recreational facilities where the view is less important to the activities (e.g. sports pitches). Travellers on road, rail or other transport where views are primarily focussed on the transport route. People at their place of work where views of the townscape are not important to the quality of the working life.

Value of Views

The value attached to a view takes account of any recognition attached to a particular view and/ or any indicators of the value attached to views, for example through guidebooks or defined viewpoints or references in literature or art.

Value of Views	Definition
High	A unique or identified view (eg. shown as such on Ordnance Survey map, guidebook or tourist map) or one noted in literature or art. A view where a heritage asset makes an important contribution to the view.
Medium	A typical and/ or representative view from a particular receptor.
Low	An undistinguished or unremarkable view from a particular receptor.

Magnitude of Visual Effects

Magnitude of Visual Effects evaluates each of the visual effects in terms of its size or scale, the geographical extent of the area influenced and its duration and reversibility. The table below sets out the categories and criteria adopted in respect of the Scale or Size (including the degree of

contrast) of Visual Change. The distance and nature of the view and whether the view will be permanent or temporary are also detailed in the Visual Effects Table.

Scale or Size of the Degree of Visual Change	Definition
High	The proposal will result in a large and immediately apparent change in the view, being a dominant and new and/ or incongruous feature in the townscape.
Medium	The proposal will result in an obvious and recognisable change in the view and will be readily noticed by the viewer.
Low	The proposal will constitute a minor component of the wider view or a more recognisable component that reflects those apparent in the existing view. Awareness of the proposals will not have a marked effect on the overall nature of the view.
Negligible/ None	Only a very small part of the proposal will be discernible and it will have very little or no effect on the nature of the view.

Level of Effect

The final conclusions on effects, whether adverse or beneficial, are drawn from the separate judgements on the sensitivity of the receptors and the magnitude of the effects. This overall judgement is formed from a reasoned professional overview of the individual judgements against the assessment criteria.

GLVIA3 notes, at paragraphs 5.56 and 6.44, that there are no hard and fast rules with regard to the level of effects, therefore the following descriptive thresholds have been used for this appraisal:

- **Major;**
- **Moderate;**
- **Minor;**
- **Negligible.**

Where it is determined that the assessment falls between or encompasses two of the defined criteria terms, then the judgement may be described as, for example, Major/ Moderate or Moderate/ Minor. This indicates that the effect is assessed to lie between the respective definitions or to encompass aspects of both.

APPENDIX B: TOWNSCAPE EFFECTS TABLE (TET)									
Townscape Receptor and Reference	Judged Sensitivity of Townscape			Judged Magnitude of Townscape Effect		Description/ Notes	Overall Effect at Construction Phase	Overall Effect Upon Completion	Overall Effect at 15 Years Post Completion
	Susceptibility to Change	Landscape Value	Overall Sensitivity	Scale or Size of the Degree of Change including degree of contrast/ integration) at Stages of Project	Where applicable, are the Effects Reversible?		Major Moderate Minor Negligible None	Major Moderate Minor Negligible None	Major Moderate Minor Negligible None
	High Medium Low	High Medium Low	High Medium Low	High Medium Low Negligible None	Yes No N/A		Adverse Beneficial	Adverse Beneficial	Adverse Beneficial
National Townscape Character									
Natural England, National Character Area Profile (NCA) 25: North York Moors and Cleveland Hills	Susceptibility varies across the NCA however, it is considered to be Medium at a local scale.	Townscape Value varies across the NCA however, it is considered to be Medium at a local scale.	Overall sensitivity varies across this extensive NCA, but mainly Medium at a local scale	Construction: Negligible Completion: Negligible Year 15: Negligible	No	<p>The site covers a very small tract of land in comparison to the wider NCA.</p> <p>There are some key characteristics of the NCA reflective of the site and immediate context, including:</p> <p><i>“...a dramatic coastal landscape of high cliffs, high vegetated maritime slopes, and small coves and bays, with coastal towns and compact fishing villages...”</i></p> <p><i>Panoramic views over moorland plateaux, ridges and dales and out over surrounding lowland landscapes and the North Sea.”</i></p> <p>The proposed regeneration of the site reflects SEO2 where it states:</p> <p><i>“...manage the development and recreational needs of coastal settlements and secure a sustainable future for communities that are dependent on inshore fisheries.”</i></p> <p>In particular, where it states:</p> <p><i>“For example by.... Conserving and enhancing the coastal villages and towns that cling to steep-sided valleys, including Staithes, Robin Hood’s Bay and Whitby, which form an important part of the developed landscape and are popular tourist destinations; working to secure a sustainable future for communities dependent on inshore fisheries...”</i> And: <i>“Conserving and promoting the well established ‘easy access’ stretches of the coast that are suitable for people of all abilities, for example those found along the Cleveland Way, and enhancing the wildlife and landscape experience associated with these routes.”</i></p> <p>The proposed building regeneration and new buildings is located on an already-developed site, immediately adjacent to the Cleveland Way. The scale and character of the proposed buildings are reflective of those already located within the site. The proposed scheme will not impact any greenfield land and is anticipated to provide positive changes to the locality, providing an increase in publicly accessible recreational space for tourists and locals, along with regeneration of industrial fishing buildings and other buildings for local businesses and public amenity.</p> <p>The proposed development would have no direct impact on the key characteristics of the NCA and will provide positive outcomes reflective of the statements of environmental opportunity outlined for the NCA. Effects at anticipated to be Negligible at all stages of the development.</p>	Negligible	Negligible	Negligible

APPENDIX B: TOWNSCAPE EFFECTS TABLE (TET)									
Townscape Receptor and Reference	Judged Sensitivity of Townscape			Judged Magnitude of Townscape Effect		Description/ Notes	Overall Effect at Construction Phase	Overall Effect Upon Completion	Overall Effect at 15 Years Post Completion
	Susceptibility to Change	Landscape Value	Overall Sensitivity	Scale or Size of the Degree of Change including degree of contrast/ integration) at Stages of Project	Where applicable, are the Effects Reversible?		Major Moderate Minor Negligible None	Major Moderate Minor Negligible None	Major Moderate Minor Negligible None
	High Medium Low	High Medium Low	High Medium Low	High Medium Low Negligible None	Yes No N/A		Adverse Beneficial	Adverse Beneficial	Adverse Beneficial
Townscape Character Assessment (TCA): County/District									
<p>North Yorkshire and York Landscape Characterisation project (2011)</p> <p>Primary Landscape Unit A / County Landscape Character Type - 'Urban Landscapes'</p>	Susceptibility varies but mainly Medium at a local scale.	Townscape Value varies but mainly High at a local scale.	Overall sensitivity varies but mainly High / Medium at a local scale	Construction: Low Completion: Negligible Year 15: Negligible	No	<p>Scarborough is one of 23 'Urban Landscapes' within the study area. The site and its immediate townscape context reflect a number of 'Key Characteristics' for the character area, including:</p> <p><i>"... a historic core which encompasses a pattern of historic buildings and streetscapes, displaying a vernacular tradition of local building materials... a mixture of industrial and commercial areas, alongside town and city centres – containing wide range of shops..."</i></p> <p>The site's location with views out to the surrounding seascape setting is particularly relevant to where the document states: <i>"The surrounding landscape provides a setting for the edges of each urban area, which is a determining factor in their distinctiveness and sense of place..."</i>.</p> <p>'Definitive attributes' relevant to the site and immediate townscape context include: <i>"...a mixture of residential, industrial and commercial buildings. Urban parks and pockets of encapsulated countryside... numerous visible historic features, particularly within the historic core... Scheduled Monuments and Listed Buildings, which are often key historic landmarks and tourist attractions."</i></p> <p>'Sensitivity to Change Issues' relevant to the proposals include: <i>"The visual sensitivity of urban landscapes varies in accordance with the underlying topography and visual screening present at the edges of the urban area... townscape sensitivity of different areas within towns and cities, varies in accordance with the number of significant townscape qualities, including historic buildings and settlement pattern, distinctive architectural styles, leafy streetscapes, notable landmark buildings and street pattern."</i></p> <p>The proposals are anticipated to reflect some positive changes to the locality which correspond to the guidance set out within the document. The proposals will retain and enhance existing key buildings within the site, which would: <i>"Preserve high quality historic townscape elements that contribute to townscape character and are key landmarks..."</i>. The retention and renovation of the buildings for use by the fishing industry would: <i>"Preserve and incorporate industrial heritage elements within development and regeneration proposals"</i>.</p> <p>The new buildings proposed are anticipated to reflect the existing scale and general location of existing buildings within the site to be removed and replaced, which corresponds to the document where it states: <i>"Ensure that any new development responds to the existing scale and grain of the urban form, supporting the existing townscape elements rather than drawing attention away from them... Carefully consider the local character of streetscapes and existing historic buildings, incorporating forms, materials and details which are appropriate to existing vernacular townscape character"</i></p>	Minor Adverse	Minor Beneficial	Minor Beneficial

APPENDIX B: TOWNSCAPE EFFECTS TABLE (TET)									
Townscape Receptor and Reference	Judged Sensitivity of Townscape			Judged Magnitude of Townscape Effect		Description/ Notes	Overall Effect at Construction Phase	Overall Effect Upon Completion	Overall Effect at 15 Years Post Completion
	Susceptibility to Change	Landscape Value	Overall Sensitivity	Scale or Size of the Degree of Change including degree of contrast/ integration) at Stages of Project	Where applicable, are the Effects Reversible?		Major Moderate Minor Negligible None	Major Moderate Minor Negligible None	Major Moderate Minor Negligible None
	High Medium Low	High Medium Low	High Medium Low	High Medium Low Negligible None	Yes No N/A		Adverse Beneficial	Adverse Beneficial	Adverse Beneficial
						<p>The proposed demolition of Building 5 should open up the view from the southern end of the pier out towards the sea, to Vincent’s Pier and to the lighthouse, and provide accessible open space for visitors, which would: “...<i>Conserve the pattern of key views between built up areas and the surrounding open countryside.</i>”, and “...<i>Maintain and, where possible, enhance access and visual linkages between urban areas, greenspaces and adjacent areas of landscape setting</i>”.</p> <p>At construction, it is considered that there would be some temporary, localised effects to the character of the immediate townscape, due to the incongruous nature of heavy plant machinery and workings. These effects are likely to influence the areas which share intervisibility with the site, with the wider town largely unaffected, therefore effects at construction are considered to be Minor Adverse. Effects at completion and year 15 are considered to be Minor Beneficial to the character of the area localised to that with shared intervisibility with the site.</p>			
<p>Scarborough Landscape Study: Volume 1 – Borough wide Landscape Character Assessment (2013) Character Type J - ‘Soft Coastal Cliffs’ - Character Area J1 - ‘South Bay and Cayton Bay’</p>	<p>Susceptibility varies but mainly Medium at a local scale.</p>	<p>Townscape Value varies but mainly High at a local scale.</p>	<p>Overall sensitivity varies but mainly High / Medium at a local scale</p>	<p>Construction: Medium Completion: Negligible Year 15: Negligible</p>	<p>No</p>	<p>The site is located to the northern edge of the Character Area J1: ‘South Bay and Cayton Bay’, and the site and immediate context reflects some ‘Key Characteristics’ outlined in the document, including: “...<i>extensive intervisibility with coastal headlands due to the sweeping, curvilinear form of the coastline... extensive, wide ranging views out to sea...intervisibility with the ruins of Scarborough Castle (Scheduled Monument)... SSSI designation in respect of important geological exposures... Recreational interest and experience is provided by the Cleveland Way long distance path...</i>”</p> <p>Regarding ‘Cultural pattern and historic character’, the document states: “... <i>19th century designed landscapes and pleasure gardens associated with the Spa and a number of large cliff top houses, with the designed landscape somewhat fragmented in character...Principal historic buildings and structures in the area relate to the evolution of the town around the fishing harbour (Old Harbour and associated 18th and 19th century Piers) and around the spa, with an imposing mid-late 19th century French baroque style spa complex and promenade to the seafront.</i>”</p> <p>Regarding ‘Regarding ‘Settlement pattern (and) built character’, the document states: “<i>Principal aspects of the settlement pattern relate to 18th and 19th century resort development in the northernmost part of the area, notably Old Harbour and the spa development, in addition to a number of large cliff top villas associated with the coastal designed landscape...</i>”</p> <p>Regarding ‘Perception and experience of the landscape’, the document states: “... <i>sandy beaches... resort development and designed landscape/engineered coastlines near the spa and along the sea front towards Old Harbour, together with occasional areas of modern resort development to the cliff tops which depart from the otherwise often wild character...The Cleveland Way long distance path follows the cliff tops, providing additional recreational experience and provision in the area.</i>”</p> <p>Regarding ‘Visual character; visual relationships and intervisibility (including designated landscapes) the document states: “... <i>expansive views are available out</i></p>	<p>Moderate Adverse</p>	<p>Minor Beneficial</p>	<p>Minor Beneficial</p>

APPENDIX B: TOWNSCAPE EFFECTS TABLE (TET)									
Townscape Receptor and Reference	Judged Sensitivity of Townscape			Judged Magnitude of Townscape Effect		Description/ Notes	Overall Effect at Construction Phase	Overall Effect Upon Completion	Overall Effect at 15 Years Post Completion
	Susceptibility to Change	Landscape Value	Overall Sensitivity	Scale or Size of the Degree of Change including degree of contrast/ integration) at Stages of Project	Where applicable, are the Effects Reversible?		Major Moderate Minor Negligible None	Major Moderate Minor Negligible None	Major Moderate Minor Negligible None
	High Medium Low	High Medium Low	High Medium Low	High Medium Low Negligible None	Yes No N/A		Adverse Beneficial	Adverse Beneficial	Adverse Beneficial
						<p>to sea, and there is extensive intervisibility with other aspects of the coast including the prominent headland and associated ruins of Scarborough Castle..."</p> <p>'Past change in the landscape' includes: "Spa, promenade and resort development and associated engineering of coastline and cliff face (associated with designed landscapes) to the northern part of the character area".</p> <p>'Visual sensitivities' include: "Expansive views along the coast and out to sea... Intervisibility with prominent coastal headlands and associated historic landmarks e.g. Scarborough Castle."</p> <p>The 'Landscape strategy and high level objectives' outline: "...conserve the largely uninterrupted visual relationships and intervisibilities with coastlines, headlands and strategically significant historic monuments...".</p> <p>The character area extends approx. 10km to the south west along the coastline to just north of Filey, and therefore covers an expansive tract of land. The site shares intervisibility with much of the character area, due to the expansive nature of the South Bay and location of the site protruding out into the sea at the base of the headland.</p> <p>Due to the exposed nature of the site and visibility of the site with the surrounding coastline, during the construction phase the effect of construction workings and plant machinery would represent a detracting feature in views from many points within the character area, along the coastline of the South Bay.</p> <p>At completion, it is considered that the proposals would represent a beneficial change to the character of the immediate townscape, with the demolition of some detracting buildings which have fallen into disrepair, allowing the opening up of views out to the surrounding seascape from points along the pier. A reduction in the volume of cars parked along the pier and additional open space is considered to be a benefit to the character of views within the immediate townscape adjacent to the site. The character of the wider character area will be largely unchanged, as the scale and character of the proposed scheme will reflect that already existing within the site. Effects at both completion and year 15 are anticipated to be Minor Beneficial.</p>			

APPENDIX B: TOWNSCAPE EFFECTS TABLE (TET)									
Townscape Receptor and Reference	Judged Sensitivity of Townscape			Judged Magnitude of Townscape Effect		Description/ Notes	Overall Effect at Construction Phase	Overall Effect Upon Completion	Overall Effect at 15 Years Post Completion
	Susceptibility to Change	Landscape Value	Overall Sensitivity	Scale or Size of the Degree of Change including degree of contrast/ integration) at Stages of Project	Where applicable, are the Effects Reversible?		Major Moderate Minor Negligible None	Major Moderate Minor Negligible None	Major Moderate Minor Negligible None
	High Medium Low	High Medium Low	High Medium Low	High Medium Low Negligible None	Yes No N/A		Adverse Beneficial	Adverse Beneficial	Adverse Beneficial
Local Townscape Character									
Site and Immediate Context	High	High / Medium	High / Medium	Construction: High Completion: Medium / Low Year 15: Medium / Low	No	<p>The pier currently supports the local fishing industry and is well-used as a 109-bay car park. The existing buildings are used as office and studio space, a café, public conveniences, a fish market, fisherman’s welfare facilities, bait sheds, workshops, storage and processing. There are kiosks (building 6) fronting onto Foreshore Road on the north western edge of the site. The pier reflects the character of the harbour to the north, largely devoted to the fishing industry, with fishing boats tied to mooring posts and fishing equipment stored to the rear / harbourside of buildings 1, 2, 3 and 4. There are some long-distance views out across South Bay possible from the southern part of the pier. Detracting elements currently affecting the site include a general sense of disrepair and dominated by parked cars. In particular, buildings 4 and 5 are particularly degraded, with the kiosks at Building 6 obscuring views into the site from along Foreshore Road and Sandside. The pier is currently a key focal point for the townscape, featuring in many long-distance views from much of the coastline. The prime location of the pier and its shared inter-visibility with the surrounding coastline, key focal buildings and historic attractions represents an opportunity to rejuvenate the pier as an attraction in itself, and that of the surrounding townscape context.</p> <p>Building 1 is the oldest on the pier, with ornate detailing reflective of the towns maritime history and forms an important feature for heritage value. It is proposed to be redeveloped, with new external alterations, restoration of key features and addition of a new restaurant to the ground floor and upper floors.</p> <p>Buildings 2 and 3 are proposed to be renovated, with mainly internal changes catering to new retail, gallery, storage, café and office spaces, with restoration of some exterior detailing.</p> <p>Building 4 is currently in a state of disrepair, forming a detracting feature on the pier. It is a busy, working building and exterior space adjacent to the building is used for storage of fishing equipment and vehicles. It is proposed to be demolished and replaced with a new bait shed of 31 units across 3 levels with deck access. The materials proposed for the new building include thermally treated softwood timber cladding, reflective of traditional fishing hut vernacular.</p> <p>Building 5 is currently used as bait sheds on the southernmost edge of the pier, surrounded by fishing equipment and vehicles, and largely unsuitable for public access to that area. It is proposed to be demolished and retained as a turning area and car parking.</p> <p>Building 6 comprises the kiosks along Foreshore Road to the north western edge of the pier. This building currently obscures views into the pier from the road. It is due to be demolished and replaced with new building of similar height, reorientated to face building 1, allowing for more open views into the site and out towards the seascape beyond.</p>	Major / Moderate Adverse	Moderate Beneficial	Moderate Beneficial

APPENDIX B: TOWNSCAPE EFFECTS TABLE (TET)									
Townscape Receptor and Reference	Judged Sensitivity of Townscape			Judged Magnitude of Townscape Effect		Description/ Notes	Overall Effect at Construction Phase	Overall Effect Upon Completion	Overall Effect at 15 Years Post Completion
	Susceptibility to Change	Landscape Value	Overall Sensitivity	Scale or Size of the Degree of Change including degree of contrast/ integration) at Stages of Project	Where applicable, are the Effects Reversible?		Major Moderate Minor Negligible None	Major Moderate Minor Negligible None	Major Moderate Minor Negligible None
	High Medium Low	High Medium Low	High Medium Low	High Medium Low Negligible None	Yes No N/A		Adverse Beneficial	Adverse Beneficial	Adverse Beneficial
						<p>The car parking area is set to be reduced from 109 to 81 bays, with a new event space, overspill parking bays and a turning area at the end of the pier. The changes will result in less parked cars which currently dominate the character of the southern section of the pier, to become more welcoming to pedestrians. New paving has the potential to make the shared access, pedestrian areas, parking areas and vehicular routes more legible and safer.</p> <p>During the construction phase of the proposed development there would be some short-term adverse effects to the local townscape, anticipated to last for approximately 14 months. Construction activities are considered to be detrimental to townscape character, due to the intrusive nature of anticipated use of cranes and other construction machinery and workings. There will be some disruption to local businesses and the fishing industry working from the pier, with HGV movement and demolition activity. Control measures are anticipated to be implemented set out within e CEMP to minimise effects.</p> <p>The pier is set within a prominent location and forms a key 'Node' within the Scarborough Blueprint Masterplan. Once complete, the proposed regeneration of the site is anticipated to provide a range of benefits including improvements to accessibility to the site for the public and tourists, creating new spaces for informal recreation or formal and organised event space, creating more varied uses and opportunities for commercial businesses, and improving overall condition of the townscape, enhancing its character and public perceptions.</p> <p>The proposed regeneration of the buildings within the site will maximise the opportunities for celebrating the history of the pier, the fishing industry, and the long history of wider Scarborough Town as a historic holiday resort. The proposed changes will provide new tourism and recreational opportunities, breathing new life into the commercial retail and restaurant businesses working off the site.</p> <p>The removal of detracting features such as building 5 and building 4 which had fallen into disrepair with enhance overall perceptions of townscape quality and value. The removal of building 5 would allow for the opening up of views through the site to the surrounding seascape and creating new views towards Vincent's Pier, the Lighthouse and the draw bridge. Reducing the area devoted to car parking will create a sense of openness and a safer, more aesthetically pleasing environment for recreation. The nature of the coastal weather and urban settling does not cater to new tree or ornamental shrub planting, therefore there will be no establishment of trees at year 15 to alter or obscure views into or across the site, therefore effects are anticipated to remain the same at year 15.</p> <p>It is considered that the proposed regeneration of the site will have positive effects on character and functionality of the pier as a commercial employment site and as a tourist attraction, enhancing the local townscape setting. Effects at both completion and year 15 are anticipated to be Moderate Beneficial.</p>			

APPENDIX C: VISUAL EFFECTS TABLE (VET)												
Ref	Receptor Type, Location and photographs (including approx no. of dwellings where applicable)	Judged Sensitivity of Visual Receptor			Judged Magnitude of Visual Effects				Description/ Notes	Overall Effect at Construction Phase	Overall Effect Upon Completion	Overall Effect at 15 Years Post Completion
		Susceptibility to Change	Value	Overall Sensitivity	Distance from Site Boundary (or Built Development where stated) (approx. m/km)	Nature of View	Is the View Temporary or permanent?	Size/Scale of Visual Effect (including degree of contrast/ integration) at Stages of Project		Major Moderate Minor Negligible None	Major Moderate Minor Negligible None	Major Moderate Minor Negligible None
		High Medium Low	High Medium Low	High Medium Low		Full Partial Glimpse None		High Medium Low Negligible/ None		Adverse or Beneficial	Adverse or Beneficial	Adverse or Beneficial
1	Residents of properties along Foreshore Road and Sandside 30+ VPS 1 & 4	High	High / Medium	High / Medium	30m +	Full / Partial	Permanent	Construction: Low Completion: Low Year 15: Low / Negligible	Buildings within the site / West Pier are seen across existing roads at close range and within the close context of the RNLI Lifeboat Station and other development fronting towards the harbour. Various other buildings are present along the coastline to the south, whilst Scarborough Castle wall is seen the headland to the north east. Initial adverse visual effects would occur during construction works. However upon completion the proposed regeneration of the West Pier would improve the view. In particular removal of the kiosks and redevelopment/renovation of Building 1 would result in a beneficial effect.	Minor / Moderate adverse	Minor beneficial	Minor beneficial
2	Residents of properties along the rising landform to the north / north west 50-100+	High	High / Medium	High / Medium	60m +	Partial Glimpse	Permanent	Construction: Low / Negligible Completion: Low / Negligible Year 15: Negligible	Residents of properties along the rising landform to the north / north west of the site, experience partial glimpsed views of the West Pier. Such views are seen within the close context of existing buildings along the harbour front. The proposed regeneration of the West Pier would result in a low degree of visual change. Initial visual effects during construction would be minor adverse / negligible, which would become beneficial upon completion.	Minor adverse / Negligible	Minor beneficial / Negligible	Negligible
3	Users of Cleveland Way Long Distance Route / England Coast Path VPS 1, 4, 10,13 & 15	High	High	High	0m – 2.8km	Full / Glimpse	Permanent	Construction: Low Completion: Low Year 15: Low / Negligible	Users of Cleveland Way Long Distance Route / England Coast Path would experience a range of views towards the site, including close range and longer distance views. Depending upon the viewpoint location, the proposed regeneration may be seen within the context of the harbour, South Beach, Scarborough town, the Royal Albert Park and Scarborough Castle. Within close range views, initial construction works would result in Minor / Moderate adverse effects, which would be beneficial upon completion.	Minor / Moderate adverse	Minor beneficial	Minor beneficial
4	Users of informal footpaths traversing hillside of headland to Royal Albert Park and	High	High	High	0.3-0.5km	Full	Permanent	Construction: Low / Negligible Completion: Low / Negligible	Expansive views are available from a localised vantage point along the footpath which accesses Royal Albert Park and Scarborough Castle. The site is seen within the close context of the harbour as well as the wider town settlement. Notable buildings visible include Scarborough Lighthouse, East Pier, Old Pier, Vincent's Pier, The Grand Hotel, Cliff Bridge, buildings	Minor adverse / Negligible	Minor beneficial / Negligible	Minor beneficial / Negligible

	Scarborough Castle VP 8							Year 15: Low / Negligible	along the Esplanade and the War Memorial at Olivers Mount visible in the distance. The proposed regeneration of the West Pier would result in a low degree of visual change. Initial visual effects during construction would be minor adverse / negligible and would become beneficial upon completion.			
5	Visitors to Scarborough Lighthouse VP 6	High / Medium	High	High / Medium	0.1km	Partial	Permanent	Construction: Low / Negligible Completion: Low / Negligible Year 15: Low / Negligible	Within views from Vincent's Pier adjacent to Scarborough Lighthouse, the site is seen within the close context of the harbour, South Beach, and Scarborough town. St Marys Church, the Royal Albert Park and Scarborough Castle are also seen on higher ground. Close range views of construction works would result in initial minor adverse / negligible visual effects. However upon completion the proposed regeneration of the West Pier would result in a minor beneficial / negligible visual effect.	Minor adverse / Negligible	Minor beneficial / Negligible	Minor beneficial / Negligible
6	Visitors to Scarborough Castle VP 9	High / Medium	High	High	0.4km	Full	Permanent	Construction: Low / Negligible Completion: Low / Negligible Year 15: Negligible	Expansive views are available from a localised vantage point on viewing platform along the castle wall. The view is very open and allows for an expansive view over the town, the harbour, South Sands Beach and the coastline sweeping across the south bay. West Pier, Old Pier, East Pier and Vincent's Pier are all visible below, along with the buildings within the site and the car park. The proposed regeneration of the West Pier would result in a low degree of visual change. Initial visual effects during construction would be minor adverse / negligible, which would become beneficial upon completion.	Minor adverse / Negligible	Minor beneficial / Negligible	Negligible
7	Visitors to St Nicholas Gardens / Listed Building Seating Shelter and Viewing terrace VP 10	High	High	High	0.35km	Full	Permanent	Construction: Low / Negligible Completion: Low / Negligible Year 15: Negligible	Within views from St Nicholas Gardens, the proposed regeneration would be seen within the close context of the harbour, South Beach, and Scarborough town. The Royal Albert Park and Scarborough Castle are also seen on top of the headland north of the site. Initial visual effects during construction would be minor adverse / negligible, which would become beneficial upon completion.	Minor adverse / Negligible	Minor beneficial / Negligible	Negligible
8	Visitors to 'Valley Gardens and South Cliff Gardens' Registered Park and Garden VPS 11, 12, 13 & 14	High	High	High	0.5-1.4km	Full / Glimpse	Permanent	Construction: Low / Negligible Completion: Low / Negligible Year 15: Negligible	A range of views towards the site are available from the Registered Park and Garden, including from the Star Disk, South Cliff Gardens and from long stretch of the Cleveland Way Long Distance Route. The proposed regeneration would be seen within the close context of the harbour, South Beach, and Scarborough town, whilst the Royal Albert Park and Scarborough Castle are seen on the headland. Views of construction works would result in initial minor adverse / negligible visual effects. Upon completion the proposed regeneration of the West Pier would result in a negligible visual effect.	Minor adverse / Negligible	Negligible	Negligible
9	Visitors to the Grand Hotel VP 11	Medium	High	Medium High	0.5km	Full	Permanent	Construction: Low / Negligible Completion: Negligible Year 15: Negligible	Visitors to the Grand Hotel would experience views over South Bay towards the proposed regeneration. Existing developments along Foreshore Road, Sandside as well as the rising landform to the north west of the site are visible, along with the piers, the harbour, and the castle on top of the headland beyond. Initial minor adverse / negligible visual effects would become negligible upon completion.	Minor adverse / Negligible	Negligible	Negligible

10	Visitors to Spa Cliff Bridge VP 11	High	High	High	0.5km	Full	Permanent	Construction: Low / Negligible Completion: Negligible Year 15: Negligible	Open views over South Bay towards the proposed regeneration are available from the locally elevated vantage point on Spa Cliff Bridge. Much of the built form along Foreshore Road is screened by intervening vegetation, however the buildings along the rising landform to the north west of the site are visible, along with the piers, the harbour, and the castle on top of the headland beyond. Initial minor adverse / negligible visual effects would become negligible upon completion.	Minor adverse / Negligible	Negligible	Negligible
11	Visitors to Scarborough Spa	Medium	High / Medium	High / Medium	0.9km	Full / Glimpse	Permanent	Construction: Low / Negligible Completion: Negligible Year 15: Negligible	Scarborough Spa is located along the coastal path of Cleveland Way and the England Coast Path, representing the view north experienced by users of the route and visitors to the Spa. Various developments within view include existing buildings alongside and set back from Foreshore Road, as well as the rising landform to the north west of the site, along with the piers, the harbour, and the castle on top of the headland beyond. Upon construction of the proposed regeneration initial minor adverse / negligible visual effects would become negligible upon completion.	Minor adverse / Negligible	Negligible	Negligible
12	Visitors to the Harbour / East Pier, Vincent's Pier and the Old Pier (Old Harbour and East Harbour) VPS 4, 5, 6 & 7	High	High	High	0-0.15km	Full	Permanent	Construction: Low Completion: Low Year 15: Low / Negligible	There are a range of relatively close range views towards the site from the wider harbour including from the Old Pier, East Pier, Vincent's Pier, and the harbour wall along Sandside. The proposed regeneration would be seen within the close context of the harbour, South Beach, and Scarborough town, whilst the Royal Albert Park and Scarborough Castle are seen on the headland. The initial visual effects would be minor / moderate adverse, becoming minor beneficial upon completion.	Moderate/ Minor adverse	Minor beneficial	Minor beneficial
12	Visitors to the Harbour / West (Site) VP 2	High	High	High	0m	Full	Permanent	Construction: High Completion: Medium / Low Year 15: Medium / Low	Northerly views within the site are semi-enclosed due to the existing buildings within and adjacent to the site. Other taller buildings along the south facing slope of the headland are visible beyond, with St Mary's Church forming a local landmark. Southerly views from the edge of the pier are open across the South Bay. The RNLi Scarborough Lifeboat Station is immediately adjacent to the pier, and buildings cascading down the hillside of the headland are visible beyond Foreshore Road. The steep cliffs beyond the sweeping coastline provide a scenic backdrop to the view, with St Nicholas Gardens and grand buildings visible along the shore including the Grand Hotel, Scarborough Spa, Cliff Bridge, the Crown Hotel and an observation wheel. The proposed regeneration would replace part of the existing car park facility with high quality public realm, whilst existing buildings would be redeveloped, renovated or replaced. Initial adverse visual effects during the construction period would become beneficial upon completion of the works.	Major / Moderate adverse	Moderate beneficial	Moderate beneficial
13	Visitors to Olivers Mount War Memorial VP 16	High	High	High	1.8km	Glimpse	Permanent	Construction: Low / Negligible Completion: Negligible Year 15: Negligible	Olivers Mount War Memorial is located on an area of higher landform. Consequently, the view is expansive with views across Scarborough town and beyond the headland to the North Bay. Distant views of West Pier are visible in the context of the wider harbour and South Bay Beach. Views of the headland and Scarborough Castle are visible beyond the site. The proposed regeneration would represent a very low magnitude of change to the overall view.	Minor adverse / Negligible	Negligible	Negligible

14	Visitors to South Bay Beach / Scarborough Beach VPS 3 & 10	High	High	High	0-1km	Full / Glimpse	Permanent	Construction: Low Completion: Low Year 15: Low / Negligible	Within northerly views from the beach the RNLI Scarborough Lifeboat Station is visible in the foreground with the buildings along the pier and the Scarborough Lighthouse to the east with the East Pier beyond. High-rise buildings are visible along Foreshore Road, with St Mary's Church and Scarborough Castle visible on top of the headland beyond the site. There would be close range views of the proposed regeneration and initial visual effects would be minor / moderate adverse, becoming minor beneficial upon completion.	Minor / Moderate adverse	Minor beneficial	Minor beneficial
15	Visitors to restaurants, retail and commercial developments along Foreshore Road and Sandside VPS 1, 4 & 10	Medium	Medium / High	Medium / High	10m-0.4km	Full / Glimpse	Permanent	Construction: Low Completion: Low / Negligible Year 15: Low / Negligible	A range of views are available towards the site from the existing restaurants, retail and commercial developments along Foreshore Road and Sandside. The view from Sandside is semi-open across the harbour, enclosed by the east pier and Old Pier to the south, and West Pier to the west. Some tall buildings are visible above the buildings within the site, including The Grand Hotel, and along the Esplanade. Fishing boats tied to mooring lines are visible in front of the pier along with fishing equipment and vehicles stored outside of the buildings. The view from Foreshore Road includes various developments alongside and set back from the road, as well as the rising landform to the north west of the site, along with the piers, the harbour, and the castle on top of the headland beyond. Initial visual minor adverse effects experienced during construction works would become beneficial upon completion.	Minor adverse	Minor beneficial	Minor beneficial / Negligible
16	Visitors to the RNLI Scarborough Lifeboat Station VP 1	Medium	Medium	Medium / High	0m	Full	Permanent	Construction: Low Completion: Low Year 15: Low / Negligible	Close range views are available towards the site from the to the RNLI Scarborough Lifeboat Station. Buildings within the site are seen within the context of various developments fronting towards the harbour whilst Scarborough Castle wall is seen the headland to the north. Initial adverse visual effects would occur during construction works. However upon completion the proposed regeneration of the West Pier would improve the view. In particular removal of the kiosks, reduction in car parking and redevelopment/ renovation of Building 1 would result in a beneficial effect.	Minor adverse	Minor beneficial	Minor beneficial / Negligible
17	Road Users of Foreshore Road and Sandside VPS 1, 4 & 10	Medium	Medium	Medium	0m-0.4km	Full / Glimpse	Permanent	Construction: Low Completion: Low / Negligible Year 15: Low / Negligible	The view from Sandside is semi-open across the harbour, enclosed by the east pier and Old Pier to the south, and West Pier to the west. Some tall buildings are visible above the buildings within the site, including The Grand Hotel, and along the Esplanade. Fishing boats tied to mooring lines are visible in front of the pier along with fishing equipment and vehicles stored outside of the buildings. Views from Foreshore Road include various developments alongside and set back from the road, as well as the rising landform to the north west of the site, along with the piers, the harbour, and the castle on top of the headland beyond. Initial visual minor adverse effects experienced during construction works would become beneficial upon completion.	Minor adverse	Minor beneficial	Minor beneficial / Negligible

18	Road Users of Esplanade VP 12	Medium	Medium	Medium	0.8-1.2km	Full / Glimpse	Permanent	Construction: Low / Negligible Completion: Negligible Year 15: Negligible	Views towards the site from Esplanade would be seen within the close context of the harbour, South Beach, and Scarborough town, whilst the Royal Albert Park and Scarborough Castle are seen on the headland. Views of construction works would result in initial minor adverse / negligible visual effects. Upon completion the proposed regeneration of the West Pier would result in a negligible visual effect.	Minor adverse / Negligible	Negligible	Negligible
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